

Attachment 3 - Referral Responses

Cayucos Citizens Advisory Council February 3, 2016

Mark Hutchinson: There are four other principals who are eligible to purchase Nacimiento water. CSA 10A's portion is 15 acre feet. A set of policies has been worked out as to how that additional water can and can not be used. The existing amount CSA 10A currently has rights to is 75 acre feet. I would like to hear responses to the policies that were passed out at the last meeting.

Dave Dabritz: With our water use going down, I just wonder what's happening here. I'm confused. As far as I'm concerned, it's a done deal.

John Carsel: What was of concern to everyone on the council was that this water not be used outside the Urban Service Line. It is not going to increase our rates. These policies are designed to state that this water will not be used as a back door to development.

Mark Hutchinson: Where we are at is if the Board were to decide to buy the water, what would the policies be.

Cheryl Conway: Science tells us that we are going to have more and more droughts. I look at this favorably. If we are going to sell the water, it should be on a temporary basis.

Dave Dabritz: We have also been hearing that our waste water will be sellable.

Cheryl Conway: There are no standards yet for sewer water to be used for drinking water. That is apples to oranges.

Stephen Geil: I would like to make a motion to approve the staff report.

Larry Fishman: I second the motion.

Roll call vote:

10 Yes.

1 No.

The motion carries.

New Business:

A.MUP to waive 100 ft. separation so 1736 Pacific Avenue can be used as a vacation rental.

http://www.slocount.ca.gov/Assets/PL/referrals/coastal/DRC2015-00073_1736PAC_LL_C_MUP_Referral_Pkg.pdf

Marie Jaqua: We are discussing whether to grant a waiver of the 100' separation to allow the residence at 1736 Pacific to be a vacation rental. The Land Use Committee voted unanimously to deny this proposal.

Jeff Edwards: I'm representing the owners at 1736 Pacific Ave. We are requesting a MUP to allow this home to be a vacation rental. The home is accessed from Pacific Avenue. The single family residence neighborhood is not overly dense. The property has four onsite parking spaces. The orientation and design of the beach front property is particularly conducive for use as a vacation rental. The residence was designed by George Nagano, a well known local architect.

Dave Dabritz: How close are the other vacation rentals.

Toni LeGras: The one nearby on Pacific Avenue is only used as a vacation rental three months out of the year.

Cameron Taylor Brown: I am one of the three owners of the home at 1736 Pacific Avenue. I lived at this address until I went to college. My family has a long history in Cayucos. We would like to rent it part time to help pay for maintenance. We would like to hire a local vacation rental agency to oversee the rental.

Mark Walton: I am speaking in favor of supporting the vacation rental proposal. I am in favor of the legal vacation rental route.

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Andy Hinsdale, 148 Birch: I have lived here since 1975. I'm a musician here in town, I've been around a long time. Cameron Taylor Brown is my cousin. I am here to validate what Cameron has said.

Stuart Selkirk, Santa Rita Rd.: The only person who has been here longer than me is Greg Bettencourt. Vacation rentals have been disappearing for some time because people will get the vacation rental permits and then sit on them. I think the 100' ordinance should be revised. The County is losing bed tax because of the illegal vacation rentals.

Cheryl Conway: I'm not a relative and I don't live on Pacific Avenue. The ordinance was put into place to protect full time residents and to preserve the neighborhood community. Giving a waiver here would set a bad precedence.

Toni LeGras: I passed out an update on vacation rental statistics.

Mr. Prange: I applaud this family for pursuing the legal route. There are over 60 illegal vacation rentals in town.

Jeff Edwards: These should be considered case by case. The number of complaints could be counted on one hand. The MUP process has a high bar. For all of the reasons presented here, I recommend that you recommend approval of this home as a vacation rental.

Steve Beightler: Is it typical for vacation rentals to allow parking in the garage?

Toni LeGras: It depends on the property.

Mr. Prange: Some garages are available and some aren't.

Gil Igleheart: It seems like the worst thing is that the County is not enforcing the existing policies.

Toni LeGras: If the current trend continues, legal vacation rentals won't exist.

Larry Fishman: I wanted to commend the owner for pursuing the legal route. We need to make a connection between what we do here and the outcome. The ordinance was established through a long arduous process. It sets up a bad situation.

Terry Wahler: What I am hearing is that there are reasons for taking another look at the vacation rental ordinance. We've had this in Avila Beach where there is more acceptance of a higher concentration of vacation rentals downtown and less in the residential area.

Marie Jaqua: We recommend that when a home sells, the vacation rental permit does not go with it but it does.

Terry Whaler: We hear about parking issues and noise issues but it depends on the management.

Marie Jaqua: We suggested that if the vacation rental permit was not used that it should lapse and that the permit should not go with the sale of a house but those suggestions were ignored. We have been fighting this for a long time but it keeps coming up like parking does. There are already illegal vacation rentals. The density keeps going up one way or another.

Terry Wahler: I like the idea of rotating vacation rental permits so that everyone gets a chance.

Steve Beightler: What about the resident who lives in that house near those three vacation rentals who would prefer not to have the constant turmoil; people looking for addresses, going in and out, slamming doors, all of the stuff that goes along with vacation rentals.

John Carsel: There was a question about were the neighbors notified of this application?

Jeff Edwards: The noticing is in excess of thirty days for residents within three hundred feet.

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John Carsel: Were they noticed that we would be talking about this here tonight?

Dave Dabritz: Some of the vacation rental properties have been bought and sold and the vacation rental permits were not used. The ordinance says with a MUP you can do it. They have the parking, they have all of the requirements. This is a way to do it legally.

Stephen Geil: If we allow this, under what circumstances can we turn someone down? One of the reasons listed here is that this is a beach front property. Does that mean that all beach front properties should be vacation rentals? Another reason is that the house was designed by George Nagano. What about the other homes designed by George Nagano? I have personal experience with the vacation rental ordinance being enforced. If we are going to consider this, we should first address the code. I see nothing listed here that would support a reason to go around the existing ordinance/code.

Roland Hutchinson: I make a motion to deny approval of this MUP for a vacation rental.

Francie Farinet: I second it.

Terry Wahler: The issue of code enforcement has come up so many times, I would like to say there are six code enforcement guys. They don't work weekends or nights. We are understaffed.

Jeff Edwards: The ordinance requires the managers to notify the neighbors.

Marie Jaqua: Call for the Question.

Roll call vote:

8 Yes.

3 No.

The motion carries.

Good of the Order:

Next meeting of the CCAC will be March 2, 2016

Set up and refreshments will be precincts 3 & 4.

The next Land Use Committee meeting will be February 24, 2016.

John Carsel: Meeting Adjourned.

Respectfully Submitted: Carol Baptiste February 28, 2016